



City of Mesquite, Texas

Meeting Agenda

City Council

Monday, April 7, 2025

5:15 PM

City Hall | Council Chamber
757 N. Galloway Avenue | Mesquite, Texas

Members of the public desiring to speak during Citizens Forum may complete a registration card, which is available at the entrance to the City Council Chamber, and present it to the City Secretary prior to the meeting or pre-register by sending an email, including name, address and subject to be discussed, to the City Secretary at sland@cityofmesquite.com by 3:00 p.m., on April, 7, 2025.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

STAFF PRESENTATIONS

- 1 [25-7605](#) Receive briefing regarding the North Gus Thomasson Road Corridor Study.

- 2 [24-7508](#) Receive financial statements for period covering October 1, 2024, through December 31, 2024.

 Attachments: [December 31, 2024, Financial Statements](#)

- 3 [25-7596](#) Receive Economic Development Department quarterly update.

(Any staff presentation not completed prior to the City Council Regular Meeting in the City Council Chamber at 7:00 p.m. may be presented and considered in the City Council Chamber following the Regular Meeting.)

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:15 P.M.

In accordance with Chapter 551 of the Texas Government Code, the City Council reserves the right to adjourn into executive session to discuss any of the following:

- Pending and/or Contemplated Litigation
- Purchase, Exchange, Lease or Value of Real Property
- Personnel Matters
- Economic Development

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:00 P.M.

INVOCATION

Sam Pendyala, Pastor, Inspiration Church, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

City Staff.

SPECIAL ANNOUNCEMENTS

This time is reserved for special announcements and recognition of individuals or groups.

CITIZENS FORUM

At this time a number of citizens not to exceed 10 shall be allowed to speak on any matter other than items on the agenda, personnel matters, matters under litigation or matters concerning the purchase, exchange, lease or value of real property for a length of time not exceeding three minutes on a first-come, first-served basis. Citizens addressing the Council through a translator will be allowed six minutes. No Council action or discussion is to be taken until such matter is placed on the Agenda and posted in accordance with law.

CITIZENS COMMENTS

At this time, any individual wishing to discuss any matter on the agenda shall be allowed to speak for a length of time not exceeding three minutes on a first-come, first-served basis. Citizens addressing the Council through a translator will be allowed six minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

APPOINTMENTS FOR PERSONAL APPEARANCE

- 4 [25-7589](#) Receive presentation regarding the Fiscal Year 2023-2024 Annual Report from the Mesquite Quality of Life Corporation Board of Directors.

Attachments: [MQOL FY 2023-2024 Annual Report](#)

CONSENT AGENDA

(All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Council or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request by a City Councilmember.)

- 5 [25-7611](#) Minutes of the regular City Council meeting held March 17, 2025.

Attachments: [March 17, 2025. minutes](#)

- 6 [25-7598](#) Bid No. 2025-117 - Purchase of a 12-Yard Dump Truck for Streets Division.
(Staff recommends award to Rush Truck Center, LP, a Texas Limited Partnership, through BuyBoard Contract No. 723-23, in the amount not to exceed \$168,665.52.)

Attachments: [Quote](#)
 [Photo](#)

- 7 [25-7600](#) Bid No. 2025-122 - Purchase of 25 40-Cubic-Yard Roll-Off Open Top Containers.
(Staff recommends award to Roll-Offs of America, Inc., a Foreign For-Profit Corporation in Oklahoma, through BuyBoard Contract No. 686-22, in the amount of \$145,475.00)
- Attachments:* [Quote](#)
 [Photo](#)
- 8 [25-7612](#) Bid No. 2025-128 - Next Generation 9-1-1 ESInet Project Equipment and Maintenance.
(Authorize the City Manager to finalize and execute a contract with AT&T Corp., through the State of Texas DIR Contract No. DIR-TELE-CTSA-002, in an amount not to exceed \$1,500,000.00.)
- Attachments:* [AT&T Agreement with Pricing Schedule](#)
 [Mesquite and Sunnyvale Add Positions pricing sheet](#)
 [City of Mesquite Project Plan](#)
 [City of Mesquite Project Plan ESInet Quote](#)
- 9 [25-7608](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Freeman-Millican, Inc., a Texas Corporation, for the design of the Southeast Pump Station Improvements, in the amount of \$956,000.00.
- Attachments:* [Location Map](#)
- 10 [25-7599](#) Authorize the City Manager to finalize and execute a Professional Engineering Services Contract with Binkley & Barfield, Inc., a Texas Corporation, for the design of the Rollingwood Hills Scyene Road Waterline Project, in the amount of \$273,850.00.
- Attachments:* [Location Map](#)
- 11 [25-7609](#) Authorize the City Manager to finalize and execute Amendment No. 1 to the Professional Engineering Services Contract for the IH-30 Utility Relocations Project (IH-635 to City Limits), with Grantham & Associates, Inc., a Texas Corporation, for additional design and preparation of construction documents, in an amount not to exceed \$85,000.00.
- Attachments:* [Amendment No. 1](#)
- 12 [25-7606](#) Authorize the Police Chief to execute a Local Administrative Agreement with the Texas Anti-Gang (TAG) Center through North Richland Hills for the purpose of purchasing products, equipment or property.
- Attachments:* [Local Administrative Agreement](#)

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- 13 [25-7601](#) Consider appointment of Nicole Walters Budworth, Senox Corporation, as a member (Position No. 7) to the Town East/Skyline Tax Increment Finance Reinvestment Zone (TIRZ) No. Nine Board of Directors for a term to expire December 31, 2025.
- 14 [25-7619](#) Consider appointment of one Regular Member (Position No. 3) to the Board of Adjustment/Airport Board of Adjustment for a term to expire December 31, 2025.

Attachments: [List of Eligible Applicants](#)

PUBLIC HEARING AND CONSIDERATION OF RESOLUTIONS

- 15 [25-7603](#) Conduct a public hearing and consider a resolution providing no objection for Torrington Briarwood, LP's application (through developer JPI Affordable Development, LLC) to the Texas Department of Housing and Community Affairs (TDHCA) for Non-Competitive 4% Housing Tax Credits for the construction of an approximately 313-unit affordable multi-family rental housing development to be located at or about 23701 Lyndon B. Johnson Freeway, in accordance with Chapter 2306 of the Texas Government Code, and authorizing the City Secretary to certify the resolution to the TDHCA.

Attachments: [Resolution](#)
 [Texas Bond Review Board Certificate of Reservation](#)

- 16 [25-7615](#) Consider a resolution approving the issuance of tax-exempt obligations by The Mesquite Housing Finance Corporation to finance the acquisition and construction of Torrington Briarwood by Torrington Briarwood, LP.

Attachments: [Resolution](#)
 [Texas Bond Review Board Certificate of Reservation](#)
 [TEFRA Notice](#)

PUBLIC HEARINGS

(City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to include nonresidential when the request is for solely residential uses or vice versa.)

- 17 [25-7543](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z1123-0338, submitted by Jason Shaw with Serenity Senior Living II, LLC., for a comprehensive plan amendment to change the future land use designation from Low Density Residential to Medium Density Residential and for a change of zoning from Agricultural to Planned Development - Townhomes with modified planned development

standards to allow an age-restricted townhome development located at 2795 Clay Mathis Road.

(One response in favor and five in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was postponed at the October 21, 2024, City Council meeting.)

Attachments: [Updated Concept Plan](#)
[Staff Report and Maps](#)
[P&Z Minutes](#)
[Ordinance](#)

- 18** [25-7604](#) Conduct a public hearing and consider an ordinance for Zoning Application No. Z0125-0381, submitted by Connor Osburn of Trinsic Residential Group, on behalf of Mesquite Community Development LLC, for a change of zoning from Planned Development - Multifamily and Light Commercial (Ordinance No. 5094) to Planned Development - Multifamily on Tract 1 and Planned Development - Light Commercial on Tract 2, and a Comprehensive Plan Amendment to adjust the boundaries of the High Density Residential and Office Future Land Use designations between Tracts 1 and 2 and repealing Ordinance No. 5094, to allow a 300-unit multifamily development on Tract 1 with modified development standards and light commercial uses on Tract 2, located at 5201 Northwest Drive.
 (One response in favor and none in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

Attachments: [Staff Report and Maps](#)
[P&Z Minutes](#)
[Ordinance](#)

- 19** [25-7590](#) Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, affirming termination of a prior Economic Development Program Agreement (Chapter 380 Agreement) with LF Gateway LP (“Company”) for development of the property located at 3201 East Cartwright Road in the City of Mesquite, Texas (“Property”) and waiving a \$100,000.00 payment owed to the City by the Company, authorizing the City Manager to finalize and execute a new Economic Development Program Agreement (Chapter 380 Agreement) with the Company, regarding development of the Property, and authorizing the City Manager to finalize, execute and administer the new Chapter 380 Agreement on behalf of the City.

Attachments: [Resolution](#)

ADJOURNMENT**NOTICE OF EXECUTIVE SESSION****Pending and Contemplated Litigation**

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to consider pending or contemplated litigation subjects or settlement offers. The following cases/subjects may be discussed:

1. Anthony Wagner v. City of Mesquite, Texas, Cause No. DC-22-02864 - Filed 03-14-2022; appeal to 5th District Court of Appeals, Dallas, Cause No. 05-22-00826-CV - Filed 08-10-2022
2. City of Dallas, City of Mesquite, et al., v. Disney DTC, LLC, et al., Cause No. DC-22-09128 – Filed 08-03-2022
3. Dominick Green v. R. Rose, C. Pabst and the City of Mesquite, Texas, Cause No. 3:24-cv-00337-X – Filed 02-12-2024
4. Mesquite Asset Recovery Group, LLC, et al. v. City of Mesquite, Case No. DC-24-02668 – Filed 02-15-2024
5. Alexander Reyes Serrano v. City of Mesquite, Cause No. CC-24-05058A – Filed 07-10-2024
6. Shamsa Alshilbi v. City of Mesquite, et al., Cause No. 3:24-cv-02000-L – Filed 08-06-2024
7. City of Mesquite v. Residence at Tradewind Apartments LLC, et al, Cause No. DC-24-12338 - Filed 08-09-2024
8. Stephen Lawrence v. City of Mesquite and Jack Fyall, Cause No. 3:24-cv-3141 – Filed December 14, 2024

Consultation with Attorney

Pursuant to Section 551.071 of the Texas Government Code, the City Council will meet in closed session to conduct a private consultation with its attorney related to pending or contemplated litigation, a settlement offer, and/or a matter in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas that conflicts with Texas Government Code Chapter 551. The following subjects may be discussed:

- Legal advice regarding Petitions by Landowners or Residents for Release of Area from Extraterritorial Jurisdiction.

Personnel Matters

Pursuant to Section 551.074 of the Texas Government Code, the City Council may consider the appointment, evaluation, employment, reassignment, duties, discipline or dismissal of the City Manager, City Attorney, Municipal Court Judge, City Secretary, members of the various City boards and commissions, and City officers or other employees. A complete list of the members of the City boards and commissions is on file in the City Secretary's office.

Economic Development

Pursuant to Section 551.087 of the Texas Government Code, the City Council will meet in closed session to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay,

or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to such a business prospect. The following subjects may be discussed:

20 25-7610 Discuss an economic development project in Trinity Pointe, Mesquite, near IH-20 and FM 2932.

Following discussions in executive session, the City Council will reconvene in open session where any final action regarding executive session items will be taken.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters posted on this agenda, when such executive session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts or Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices or Security Audits) and 551.087 (Economic Development); Texas Tax Code Section 321.3022 (Sales Tax Information) and Texas Government Code Section 418.183(f) (Emergency Management).

The City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at 972-216-6244 or TDD 1-800-735-2989.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007(c) of the Texas Local Government Code, any member of the public wishing to address the City Council through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.